

SCOPE OF WORK:

ARCHITECTURAL PROPOSAL FOR:

REAR ADDITION AND INTERIOR RENOVATION TO EXISTING 1 FAMILY HOME, INCLUDING ALL NEW ELECTRICAL, ALL NEW PLUMBING, NEW HEATING, NEW KITCHEN & NEW PRESSURE TREATED WOOD DECK.

CODE INFORMATION

- 2021 INTERNATIONAL RESIDENTIAL CODE - NJ EDITION
- 2021 NATIONAL STANDARD PLUMBING CODE
- 2020 NATIONAL ELECTRICAL CODE
- 2021 NATIONAL FUEL GAS CODE
- 2021 INTERNATIONAL MECHANICAL CODE

USE GROUP: R-5 RESIDENTIAL
CONSTRUCTION CLASSIFICATION: 5-B UNPROTECTED

AREA CALCULATIONS

EXISTING 1ST FLOOR: 477 SQ.FT.
EXISTING 2ND FLOOR: 477 SQ.FT.
NEW 1ST FLOOR: 768 SQ. FT.
NEW 2ND FLOOR: 768 SQ. FT.

VOLUME CALCULATIONS

TOTAL VOLUME: 19,200 CU.FT.

DESIGN LOAD (PSF)	LL	DL	TOTAL
ROOF	30	10	40
ATTIC	20	10	30
SECOND FLOOR	30	10	40
FIRST FLOOR	40	10	50
SOIL BEARING CAPACITY (ASSUMED)			3,000 PSF

LIFE SAFETY:

ELECTRIC 110V INTERCONNECTED SMOKE DETECTORS WITH BATTERY BACKUP



FRONT



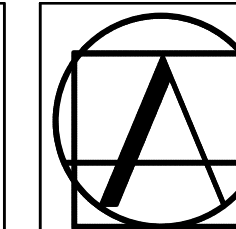
REAR

PICTURE OF EXISTING HOUSE ELEVATION (PER GOOGLE MAPS)
SCALE: NO SCALE



PICTURE OF EXISTING HOUSE ELEVATION (PER GOOGLE MAPS)
SCALE: NO SCALE

LOCATION



ARCHI-TAP
DESIGNS, INC.

48 COOPER PLACE
HARRINGTON PARK, NJ 07640

201.280.2966
ARCHITAP@HOTMAIL.COM

ARCHITECT

Tanya A. Perides

TSAMPICOS A. PERIDES, AIA
N.J. LICENSE # 21A107864

THIS SET OF PLANS IS AN INSTRUMENT OF SERVICE AND IS THE PROPERTY OF THE ARCHITECT. THESE PLANS MAY NOT BE USED FOR ANY OTHER PROJECT NOR SOLD WITHOUT THE ARCHITECT'S WRITTEN AUTHORIZATION.

NO.	DESCRIPTION	DATE
1	TECHNICAL & ZONING REVISIONS	05.18.23
2		
3		

FINISHES:

- CEMENT SIDING: BY JAMES HARDIE.
- WINDOW & DOOR TRIM: BY AZEK.
- HOUSE TRIM: BY AZEK.
- ROOFING: ASPHALT/ FIBERGLASS ROOFING. BY TIMBERLAND.
- BRACKETS: BY PYPON.
- COLUMNS: BY OUTWATER PLASTIC.
- DECKING: BY TIMBERTECH.
- RAILING: BY TIMBERTECH.



LOCATION MAP (PER GOOGLE MAPS)
SCALE: NO SCALE

ZONING DATA			
TOWNSHIP			
ORANGE, N.J.			
RESIDENTIAL ZONE: R-1			
BLOCK: 4703 LOT: 19			
URBAN ONE FAMILY DETACHED BUILDING TYPE			
LOT DIMENSIONS	REQUIRED	EXISTING	PROPOSED
AREA	10,000 SQFT	5,500 SQFT	NO CHANGE
WIDTH	75'	50'	NO CHANGE
DEPTH			
MIN. YARDS			
FRONT	30'	13.11'	NO CHANGE
REAR	25'	67.1'	HOUSE: 54.66' DECK: 42.66'
SIDE (R)	10'	2.71'	2.17'
SIDE (L)	10'	29.2'	29.2'
ACCESSORY BLDG			
FRONT YARD	15'		NO CHANGE
REAR YARD	10'	.83'	NO CHANGE
SIDE YARD		1.33'	NO CHANGE
MAX. HEIGHT			
STORIES	2-1/2	2	2
FEET	35'	25'	25'
MAX. COVERAGE BUILDING	30%	15%	19%
MAX. COVERAGE IMPERVIOUS	60%	19%	26%
F.A.R	.75	.18	.28

ZONING WORKSHEET

BLOCK 4703 - LOT 19:
AREA: 5500 SQ.FT.

ITEM DESCRIPTION	EXISTING	PROPOSED
BUILDING FOOTPRINT		
HABITABLE FL. AREA	690	834
1ST FLOOR	290	290
PERGOLA (EXISTING)	49	49
SHED (EXISTING)	NC	NC
2ND FLOOR	NC	NC
TOTAL	1173	1173

BUILDING COVERAGE

HOUSE	510	510
ADDITION	48	16
PORCH	240	240
GARAGE (EXISTING)	240	240
TOTAL	798	1057
	15%	19%

IMPERVIOUS COVERAGE

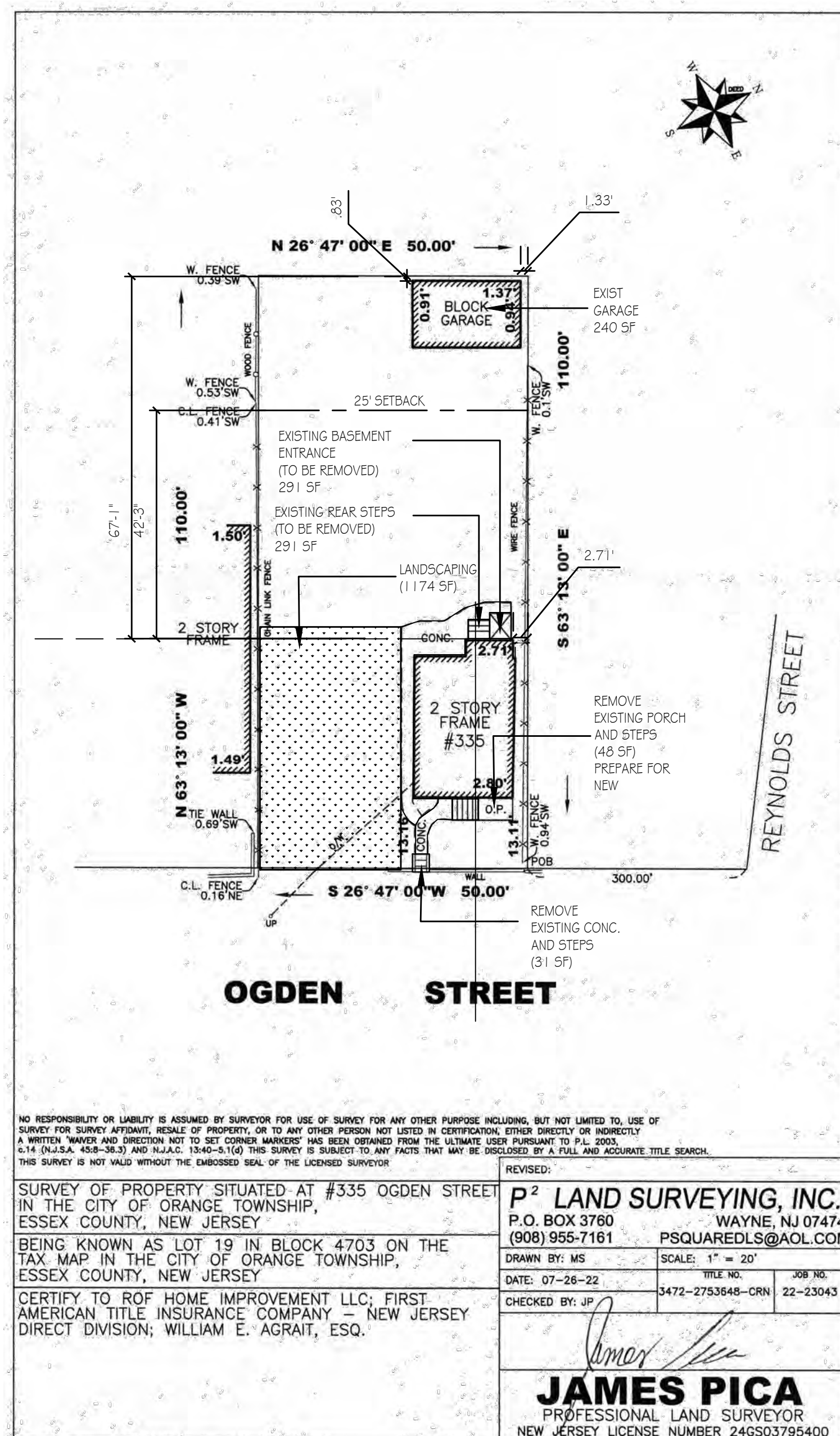
ITEM DESCRIPTION	EXISTING	PROPOSED
EXIST. HOUSE	510	510
EXIST. GARAGE	240	240
OPEN PORCH (W/ ROOF)	24	24
PORCH STEPS	19	18
STEPS (FRONT)	20	18
CONCRETE (FRONT)	31	
STEPS (REAR)	11	
CONCRETE (SIDE, FRONT)	183	183
BASEMENT ENTRANCE (BILCO)	19	
PROPOSED ADDITION		291
PROPOSED DECK		144
AC CONDENSER		9

OTHER:

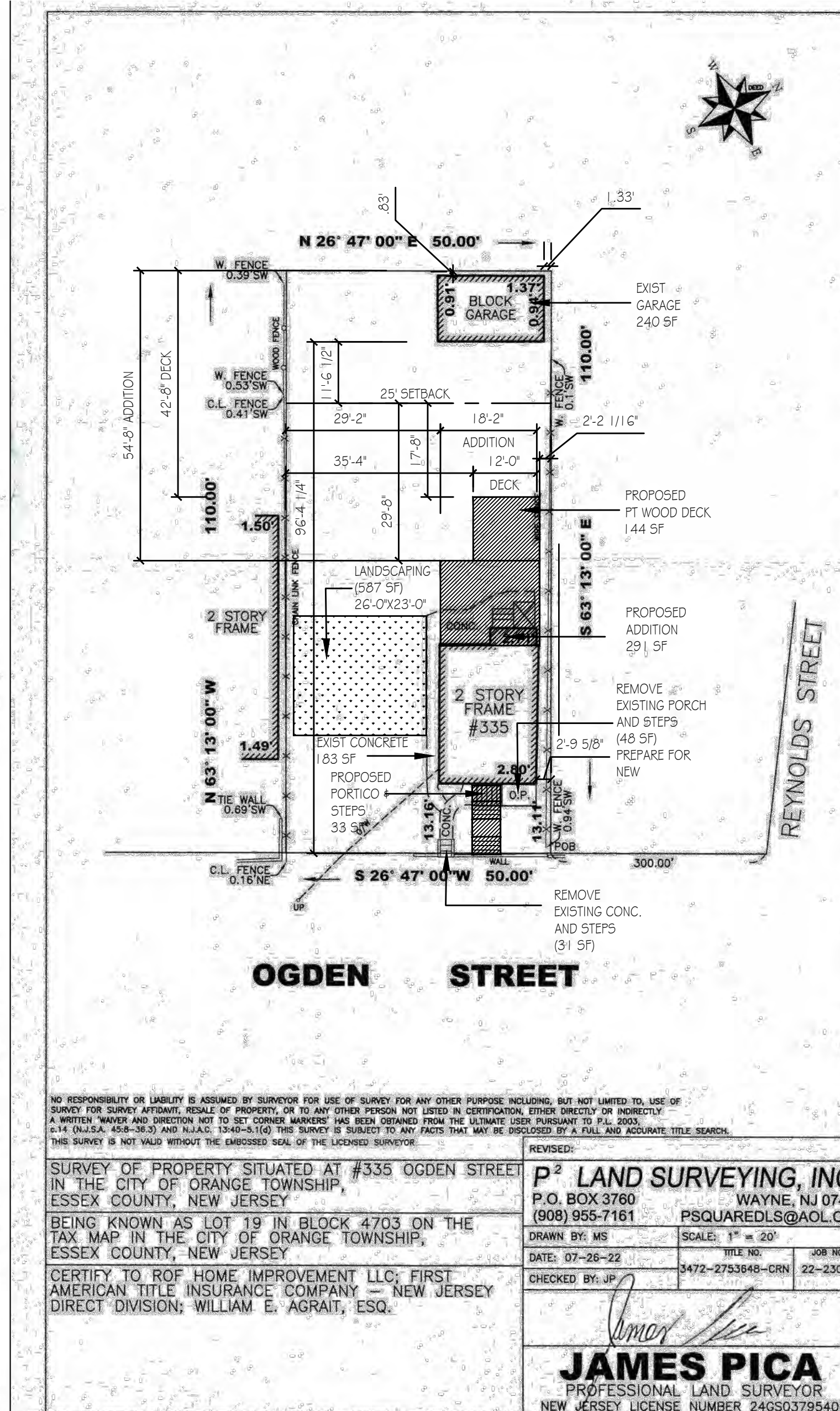
IMPERVIOUS COVERAGE PERCENTAGE	1057 SQ.FT.	1437 SQ.FT.
	19%	26%

F.A.R CALCULATIONS

EXISTING FIRST FLOOR	510 S.F
EXISTING SECOND FLOOR	477 S.F
TOTAL EXISTING	987 S.F
EXISTING F.A.R	.18
PROPOSED FIRST FLOOR	291 S.F
EXISTING SECOND FLOOR	291 S.F
TOTAL HOUSE	582 S.F
PROPOSED F.A.R	.28



EXISTING SURVEY
SCALE: 1" = 20'-0"



PROPOSED SURVEY
SCALE: 1" = 20'-0"

PROJECT
REAR ADDITION & INTERIOR RENOVATION @ 335 OGDEN STREET ORANGE, NJ

OWNER
REAR ADDITION & INTERIOR RENOVATION @ 335 OGDEN STREET ORANGE, NJ

SHEET DESCRIPTION
GENERAL NOTES, BULK REQUIREMENTS, EXISTING PLOT PLAN & PROPOSED PLOT PLAN

SCALE: AS NOTED
DRAWN BY: JV
DATE: 12.22.22
JOB NO.:
D-1
1 OF 4